

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, February 6, 2004 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

V-03-385 Application of **Chad D. Talbott** for variance from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 12 feet, 2) reduce the north side yard setback from the required 7 feet to 2 feet, 3) reduce the south side yard setback from the required 7 feet to 2 feet, 4) increase the lot coverage above the allowed maximum of 50%, and 5) allow for a driveway off an alley instead of the required independent driveway from a public street. Property is located at **177 RANDOLPH STREET, N.E.**, and fronts 25 feet on the east side of Randolph Street, beginning 150 feet from the northeast corner of Randolph Street and McGruder Street. Zoned R-5 (Two-Family Residential) District. Land Lot 19 of the 14th District, Fulton County, Georgia.

Owner: Chad D. Talbott
Council District 2, NPU-M

V-03-386 Application of **Ernest F. Brathwaite** for a variance from the zoning regulations to allow for a new institutional identification sign to be located closer than the required minimum of 30 feet from the property line. Property is located at **480 CLIFTON STREET, S.E.**, and fronts 594 feet on the east side of Clifton Street, beginning at the northeast corner of Clifton Street and Glenwood Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 178 of the 15th District, Fulton County, Georgia.

Owner: Atlanta Public Schools
Council District 5, NPU-W

V-03-387 Application of **Bill Weidmann** for a variance from the zoning regulations to reduce the west side yard setback from the required 7 feet to 4.89 feet, to allow for a second story addition to a single-family, detached house. Property is located at **164 PEACHTREE HILLS AVENUE, N.E.**, and fronts 50 feet on the north side of Peachtree Hills Avenue, beginning 373 feet from the northwest corner of Peachtree Hills Avenue and Kings Circle. Zoned R-4 (Single-Family Residential) District. Land Lot 102 of the 17th District, Fulton County, Georgia.

Owner: Pamela Beal
Council District 7, NPU-B

V-03-388 Application of **Hwue Mu Hsieh** for a variance from the zoning regulations to allow for parking in the required half-depth front yard setback where it is otherwise not allowed. Property is located at **380 FLAT SHOALS AVENUE, S.E.**, and fronts 74 feet on the east side of Flat Shoals Avenue, beginning at the northeast corner of Flat Shoals Avenue and McPherson Avenue. Zoned NC-2 (East Atlanta Neighborhood Commercial District). Land Lot 177 of the 15th District, DeKalb County, Georgia.

Owner: Hwue Mu Hsieh
Council District 5, NPU-W

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- V-03-389** Application of **Cris Connelly** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 21 feet, 2) reduce the west side yard setback from the required 7 feet to 3 feet, 3) reduce the rear yard setback from the required 15 feet to 3 feet, to allow for construction of a new, single-family detached house with detached garage. Property is located at **851 MERCER STREET, S.E.**, and fronts 46 feet on the south side of Mercer Street, beginning at the southeast corner of Mercer Street and Mercer Place. Zoned R-4 (Single-Family Residential) District. Land Lot 11 of the 14th District, Fulton County, Georgia.
Owner: Paul Weathersby
Council District 1, NPU-W
- V-03-390** Application of **Cris Connelly** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 21 feet, 2) reduce the east side yard setback from the required 7 feet to 3 feet, and 3) reduce the rear yard setback from the required 15 feet to 3 feet, to allow for construction of a new, single-family, detached house with detached garage. Property is located at **861 MERCER STREET, S.E.**, and fronts 50 on the south side of Mercer Street, beginning 46 feet from the southeast corner of Mercer Street and Mercer Place. Zoned R-4 (Single-Family Residential) District. Land Lot 11 of the 14th District, Fulton County, Georgia.
Owner: Paul Weathersby
Council District 1, NPU-W
- V-03-391** Application of **Cris Connelly** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 21 feet, 2) reduce the east side yard setback from the required 7 feet to 3 feet, and 3) reduce the rear yard setback from the required 15 feet to 3 feet, to allow for construction of a new, single-family, detached house with detached garage. Property is located at **865 MERCER STREET, S.E.**, and fronts 50 on the south side of Mercer Street, beginning 96 feet from the southeast corner of Mercer Street and Mercer Place. Zoned R-4 (Single-Family Residential) District. Land Lot 11 of the 14th District, Fulton County, Georgia.
Owner: Paul Weathersby
Council District 1, NPU-W
- V-03-392** Application of **Cris Connelly** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 21 feet, 2) reduce the east side yard setback from the required 7 feet to 3 feet, and 3) reduce the rear yard setback from the required 15 feet to 3 feet, to allow for construction of a new, single-family, detached house with detached garage. Property is located at **875 MERCER STREET, S.E.**, and fronts 50 on the south side of Mercer Street, beginning 196 feet from the southeast corner of Mercer Street and Mercer Place. Zoned R-4 (Single-Family Residential) District. Land Lot 11 of the 14th District, Fulton County, Georgia.
Owner: Paul Weathersby
Council District 1, NPU-W

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- V-03-393** Application of **Cris Connelly** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 21 feet, 2) reduce the east side yard setback from the required 7 feet to 3 feet, and 3) reduce the rear yard setback from the required 15 feet to 3 feet, to allow for construction of a new, single-family, detached house with detached garage. Property is located at **885 MERCER STREET, S.E.**, and fronts 50 on the south side of Mercer Street, beginning 2466 feet from the southeast corner of Mercer Street and Mercer Place. Zoned R-4 (Single-Family Residential) District. Land Lot 11 of the 14th District, Fulton County, Georgia.
Owner: Paul Weathersby
Council District 1, NPU-W
- V-03-394** Application of **Serge Watson** for a variance from the zoning regulations to construct a new accessory structure (i.e., a detached garage) in front of the main structure (i.e., a house), where it is otherwise not allowed. Property is located at **563 WEST PACES FERRY ROAD, N.W., (a.k.a. 495 West Paces Ferry Road)**, and fronts 256 feet on the north side of West Paces Ferry Road, beginning 256 feet from the northwest corner of West Paces Ferry Road and Tuxedo Road. Zoned R-2 (Single-Family Residential) District. Land Lot 141 of the 17th District, Fulton County, Georgia.
Owner: Robert S. Walderman
Council District 8, NPU-A
- V-03-396** Application of **James Bailey** for a special exception from the zoning regulations to 1) allow for an addition to a church on a lot of less than one acre, 2) increase the maximum allowed lot coverage from 50% to 52%, and 3) pave an existing, legally nonconforming parking lot which currently has parking in the required yard setbacks. Property is located in two tracts at **1140 and 1142 WEDGEWOOD DRIVE, N.W.**. 1140 Wedgewood Drive fronts 130 feet on the west side of Wedgewood Drive, beginning at the northwest corner of Wedgewood Drive and St. James Avenue. 1142 Wedgewood Drive fronts 188.1 feet on the east side of Wedgewood Drive, beginning at the northeast corner of Wedgewood Drive and St. James Avenue. Zoned R-4A (Single-Family Residential) District. Land Lot 249 of the 17th District, Fulton County, Georgia.
Owner: Smyrna Baptist Church
Council District 9, NPU-G

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- V-03-397** Application of **Gene J. Kansas** for variances from the zoning regulations to 1) reduce the transitional side yard setback from the required 20 feet to 0 feet and 2) reduce the transitional rear yard setback from the required 20 feet to 15 feet, to allow for construction of a new, mixed-use building. Property is located at **423 GEORGIA AVENUE, S.E. (a.k.a. 411 and 423 Georgia Avenue)**, and fronts 150 feet on the south side of Georgia Avenue, beginning at the southwest corner of Georgia Avenue and Cherokee Avenue. Zoned C-1-C (Community Business-Conditional) District. Land Lot 43 of the 14th District, Fulton County, Georgia.
Owner: Gene J. Kansas
Council District 1, NPU-W
- V-03-398** Application of **Frank B. Bazzel** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 40 feet, 2) pave 39% of the front yard setback instead of the maximum allowed of 30%, and 3) allow for a parking pad in the front yard setback, where it is otherwise prohibited. Property is located at **3390 VALLEY ROAD, N.W.**, and fronts 144 feet on the south side of Valley Road, beginning 211.4 feet from the southeast corner of Valley Road and Grant Valley Road. Zoned R-3 (Single-Family Residential) District. Land Lot 98 of the 17th District, Fulton County, Georgia.
Owners: Thomas R. Bazzel, Jr., William F. Bazzel, and Frank B. Bazzel
Council District 8, NPU-B
- V-03-399** Application of **Jonathan Elmore** for 1) a variance from the zoning regulations to increase the lot coverage from the maximum allowed of 50% to 54.1% for construction of a deck addition to a single-family, detached house, and 2) a special exception for a 7-foot high "privacy fence" (i.e., a wall) in the required yard setbacks, where up to a 6-foot fence or wall is otherwise allowed. Property is located at **784 HAROLD STREET, N.E.**, and fronts 50 feet on the north side of Harold Street, beginning 123 feet from the northeast corner of Harold Street and Pearl Street. Zoned R-5 (Two-Family Residential) District. Land Lot 20 of the 14th District, Fulton County, Georgia.
Owner: Christine McKenna
Council District 5, NPU-N
- V-03-401** Application of **Allen Moseley** for a variance from the zoning regulations to reduce the east side yard setback from the required 10 feet to 5 feet, for construction of a first story addition to a single-family, detached house. Property is located at **895 NORTHCLIFFE DRIVE, N.W.**, and fronts 100 feet on the north side of Northcliffe Drive, beginning 960 feet from the northwest corner of Northcliffe Drive and Howell Mill Road. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17th District, Fulton County, Georgia.
Owner: Allen and Melissa Moseley
Council District 8, NPU-C

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- V-03-402** Application of **Richard M. Feis** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 25 feet to 9.1 feet, to allow for a first and second story addition, including a garage, for a detached, single-family house. Property is located at **3047 ARDEN ROAD, N.W.**, and fronts 192.3 feet on the southeast side of Arden Road, beginning at the southeast corner of Arden Road and Arden Moor. Zoned R-3 (Single-Family Residential) District. Land Lot 142 of the 17th District, Fulton County, Georgia.
Owner: Grey Henderson
Council District 8, NPU-C
- V-03-403** Application of **Richard M. Feis** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 5 feet, to allow for a first story addition to a detached, single-family house. Property is located at **756 LONGWOOD DRIVE, N.W.**, and fronts 60 feet on the south side of Longwood Drive, beginning 798.6 feet from the southeast corner of Longwood Drive and Howell Mill Road. Zoned R-4 (Single-Family Residential) District. Land Lot 154 of the 17th District, Fulton County, Georgia.
Owner: Philip Giese
Council District 8, NPU-C
- V-03-404** Application of **Carter A. Smith** for a special exception from the zoning regulations to reduce the on-site parking from the required 92 spaces to 60 spaces, for construction of a commercial building with restaurant and retail uses. Property is located at **1959, 1963, 1965, and 1971-7 HOSEA WILLIAMS DRIVE, S.E.**, and fronts 295.7 feet on the southwest side of Hosea Williams Drive, beginning at the southwest corner of Hosea Williams Drive and Howard Street. Zoned NC-3 (Kirkwood Neighborhood Commercial) District. Land Lot 206 of the 15th District, DeKalb County, Georgia.
Owner: The Estate of Hosea L. Williams, Sr.
Council District 5, NPU-O

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DEFERRED CASES

- V-03-269** Application of **Marion L. Clements, III and Alison L. Clements** for variance from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 47 feet, 2) reduce the rear yard setback from the required 20 feet to 15 feet, 3) reduce the half-depth front yard setback from the required 25 feet to 15 feet, to allow for the construction of a detached garage. Property is located at **406 WHITMORE DRIVE, N.W.**, and fronts 112.5 feet on the south side of Whitmore Drive, beginning at the southeast corner of Whitmore Drive and Montview. Zoned R-3 (Single-Family Residential) District. Land Lot 145 of the 17th District, Fulton County, Georgia.
Owners: Marion L. Clements, III and Alison L. Clements
Council District 8, NPU-C
- V-03-276** Application of **Wond Wassen G. Sadik** for a variance from the zoning regulations to allow for a brick wall with columns surrounding the front of an existing building to encroach into the required 15-foot wide sidewalk in a neighborhood commercial district. Property is located at **470 FLAT SHOALS AVENUE, S.E.**, and fronts 125 feet on the east side of Flat Shoals Avenue, beginning 260 feet from the southeast corner of Flat Shoals Avenue and Metropolitan Avenue. Zoned NC-2 (East Atlanta Neighborhood Commerical District). Land Lot 177 of the 15th District, DeKalb County, Georgia.
Owners: Saba Yohannes and Wond Wassen G. Sadik
Council District 5, NPU-W
- V-03-302** Application of **Michael Carretta** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 1 foot, and 2) reduce the rear yard setback from the required 7 feet to 3 feet, to allow for the construction of an accessory building. Property is located at **316 CLIFTON ROAD, N.E.**, and fronts 39 feet on the west side of Clifton Road, beginning 252 feet from the northwest corner of Clifton Road and Dekalb Avenue. Zoned R-5 (Two-Family Residential) District. Land Lot 210 of the 15th District, Fulton County, Georgia.
Owner: Michael Carretta
Council District 5, NPU-N
- V-03-318** Application of **Daniel F. Conroy** for a variance from the zoning regulations to reduce the south side yard setback from the required 10 feet to 6.8 feet, to allow for the construction of a single-family, detached house. Property is located at **2920 ROCKINGHAM DRIVE, N.W.**, and fronts 85 feet on the west side of Rockingham Drive, beginning 302 feet from the northwest corner of Rockingham Drive and Mornington Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 156 of the 17th District, Fulton County, Georgia.
Owner: John Willis Homes
Council District 8, NPU-C